



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		STONE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KING ANDREA M VENDICE &	
Owner 2: KING SCOTT M	
Owner 3:	

Street 1: 12 STONE RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: DE ANGELIS FRANCES E -
Owner 2: LIFE ESTATE -
Street 1: 12 STONE RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 7,070 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1957, having primarily Vinyl Exterior and 1784 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

101 One Family 7070 Sq. Ft. Site 0 70. 0.89 5
442,470 442,500

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7070.000	242,100		442,500	684,600		129337
Total Card	0.162	242,100		442,500	684,600	Entered Lot Size	GIS Ref
Total Parcel	0.162	242,100		442,500	684,600	Total Land:	GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card:	383.74	/Parcel:	383.7	Land Unit Type:	Insp Date
							10/30/18

Parcel ID 092.A-0001-0003.0 !7568!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,100	0	7,070.	442,500	684,600	684,600	Year End Roll	12/18/2019
2019	101	FV	246,400	0	7,070.	448,800	695,200	695,200	Year End Roll	1/3/2019
2018	101	FV	246,400	0	7,070.	335,000	581,400	581,400	Year End Roll	12/20/2017
2017	101	FV	246,400	0	7,070.	303,400	549,800	549,800	Year End Roll	1/3/2017
2016	101	FV	246,400	0	7,070.	290,800	537,200	537,200	Year End	1/4/2016
2015	101	FV	204,900	0	7,070.	246,500	451,400	451,400	Year End Roll	12/11/2014
2014	101	FV	204,900	0	7,070.	233,900	438,800	438,800	Year End Roll	12/16/2013
2013	101	FV	204,900	0	7,070.	222,500	427,400	427,400		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE ANGELIS FRAN	66953-258		3/18/2016	Family	500,000	No	No		Joseph DeAngelis d.o.d. 11/13/2005 bk 66953 p
DE ANGELIS JOSE	47457-309		5/16/2006	Family		No	No		
	9038-523		1/1/1901	Family		No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
9/24/2019	1511	Wood Dec	38,000						10/30/2018	TTL REFUSAL	BS	Barbara S		
8/18/2016	2059	Insulate	3,969 C						3/31/2017	SQ Returned	MM	Mary M		
6/17/2016	820	Porch	10,000					replace walkway an	3/19/2009	Meas/Inspect	163	PATRIOT		
									2/16/2000	Meas/Inspect	270	PATRIOT		
									12/1/1981		MM	Mary M		

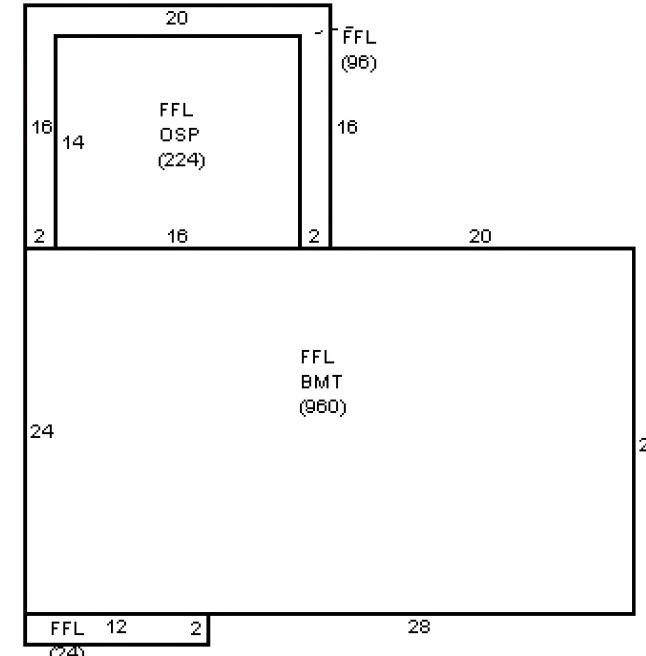
Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION		
Type:	21	- Split Level
Sty Ht:	1	- 1 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

ATH FEATURES	
Bath	1
Bath:	Rating:
Bath:	1
Rating:	Average
QBth:	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	Rating:
OTHER FEATURES	
Kits:	1
Kits:	Rating:
Frpl:	Rating:

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1957
Alt LUC:	Alt %:
Jurisdct:	Fact: .
Const Mod:	
Lump Sum Adt:	

INTERIOR INFORMATION

INTERIOR INFORMATION		
Avg Ht/FL:	STD	
Prim Int Wall:	1	- Drywall
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:	1	
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall		% Sprinkled:

DEPRECIATION

vs Cond:	AG - Avg-Good	26.
nctional:		
conomic:		
Special:		
Override:		
	Total:	26.4

ALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	128.237
Other Features:	77000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328940
Depreciation:	86840
preciated Total:	242100

Lower **Totals** RM_s: 7 BR_s: 3 Baths: 1 HB

RF MODELING

REMODELING	REQ BREAKDOWN		
	No Unit	RMS	BRS
Exterior:			
Interior:	1	7	3
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
	1	7	3

RES BREAKDOWN

SUB AREA

IMAGE

AssessPro Patriot Properties, Inc

